



November 20, 2018

Item No. 18

**REQUEST FOR AUTHORIZATION TO NEGOTIATE AND EXECUTE A LEASE AGREEMENT FOR
OFFICE SPACE LOCATED AT 3619 S. STATE STREET, CHICAGO, IL**

RESOLUTION NO. 2018-CHA-

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 20, 2018 entitled "REQUEST FOR AUTHORIZATION TO NEGOTIATE AND EXECUTE A LEASE AGREEMENT FOR OFFICE SPACE LOCATED AT 3619 S. STATE STREET, CHICAGO, IL"

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to negotiate and execute a Lease Agreement with Overton LLC for the Section 3 Program Office located at 3619 S. State Street, Chicago, IL 60609.

THAT, the Lease Premises is approximately 10,268 sq. ft. of rentable retail space and the first year Total Base Rent amount shall not exceed \$102,665.50 (First Floor - \$11.00 per sq. ft. x 3,413 sq. ft. and Second Floor - \$9.50 per sq. ft. x 6,855 sq. ft.) with no more than four (4) 3% annual escalations. The security deposit required shall be in an amount not to exceed \$17,110.92. The Total Base Rent is exclusive of a proportionate share of real estate taxes, insurance and Common Area Maintenance (Operating Expenses) which is anticipated not to exceed \$41,072 for the first year term of the Lease. Thereafter, CHA shall be responsible for the payment of its proportionate share of actual incurred Operating Expenses as well as the payment for any Special Assessments assessed or incurred (if any) and additional fees charged for use of additional facilities within the Building beyond those provided in the Lease Agreement.

THAT, the term of the Lease shall be for five (5) years commencing on or about January 1, 2019 and expiring on December 31, 2023. The Lease Agreement will be subject to a termination option any time after the first six (6) months of the Lease term, at CHA's sole discretion, upon appropriate written notice.

Eugene E. Jones, Jr.
Chief Executive Officer
Chicago Housing Authority